



Minutes of the virtual meeting of the Members of the **PLANNING & HIGHWAYS COMMITTEE** held on **Monday 13 September 2021** at **3:00pm**. All decisions are made under temporary delegated authority of the Clerk.

Councillors Present:

Cllr G Hall (C)

Cllr K Brooks

Cllr P Gillan

Cllr A Partridge (VC)

Cllr J Pearce

Cllr N Stratton

Also in attendance:

Yvette Allen (Deputy Clerk)

Three residents (left at 3.20pm)

1. **APOLOGIES FOR ABSENCE.** There were no apologies.
2. **DECLARATIONS OF INTEREST.**
 - a. Cllrs Brooks, Hall and Partridge had been lobbied by residents of Romford Road with regard to item 6 – A21 Safety Package Meeting.
 - b. Cllr Brooks declared an interest in item 8a. 21/02838/FULL 120 Henwood Green Road as she knew the resident.
3. **MINUTES.** The minutes were noted. Approval of the minutes from 26 July 2021 was deferred until the next formal Planning & Highways Committee meeting.
4. **CHAIRMAN'S ANNOUNCEMENTS.**
 - He welcomed the residents to the meeting.
 - The Chair suggested a change to the terminology of planning application responses. He no longer wished to use the word 'Neutral' but to change this to 'Support' or 'Agree'.
5. **CLERK'S REPORT AND ACTION UPDATES.**
 - a. Speedwatch. Borough Cllr Paul Roberts had now taken this project on and was advertising for volunteers. All equipment that the Parish Council had been storing had been delivered to him for future use.
 - b. New Footpath Map. A resident had been collating detailed information about stiles/gates on footpaths throughout Pembury which had been shared with the Working Group.

It was agreed to bring the item about the A21 Safety Package Meeting forward.

6. **A21 SAFETY PACKAGE MEETING – FRIDAY 24 SEPTEMBER 2021**

- a. Members were very supportive of all the issues raised by concerned residents. Three Parish Councillors would attend the virtual meeting which had been arranged with Highways England on Friday 24 September 2021.
- b. It was agreed that a package of reports of all the issues sent in by residents would be sent to Highways England in advance of the meeting on Friday 24 September 2021 and two representatives from the various residents' groups were invited to attend the meeting.

The meeting was adjourned at 3.19pm.

7. **OPEN SESSION.** No-one wished to speak.

The meeting re-convened at 3.20pm.

8. **PLANNING APPLICATIONS.** The following applications were considered, and it was **AGREED** to recommend that the following responses be submitted to Tunbridge Wells Borough Council (TWBC) under the Clerk's delegated powers.

It was agreed to use the term 'Neutral' at this meeting as this issue had not been discussed and one member was not happy for this to be changed without written confirmation from the Clerk and suggestions of other terminology. If approved, changes would be made for the next meeting.

- a. **21/02838/FULL** **120 Henwood Green Road**
Construction of one no. proposed new dwellinghouse.

OBJECT on the grounds that this is over-development of the site; there are concerns about drainage; there could be loss of light and privacy to an immediate neighbour and there is reduced parking.

- b. **21/02404/FULL** **25 Woodsgate Way**
Ground floor front extension; new shower room; lobby and extend kitchen.

NEUTRAL

- c. **21/02921/FULL** **28 Gimble Way**
Demolition of garage and proposed single/two storey side extension to form annex, including internal and external alterations.

NEUTRAL to the extension but have concerns that only one parking space will not be sufficient.

- d. **21/02943/FULL** **44 Romford Road**
Single-storey extension enlarging existing extension on south-east corner of house

NEUTRAL

- e. **21/01769/FULL** **6 Bulls Place**
Ground floor rear extension in line with existing kitchen, bedroom and shower room (granny flat), with double doors on west elevation and window to the north, small window to bathroom on east wall with obscure glazing.

Members felt that the plans were incomplete and are therefore not able to comment. The property 6a Bulls Place was not indicated on all plans.

- f. **21/02796/FULL** **Amhurst Hill Farm, Amhurst Bank**
Conversion of a former granary to a residential dwelling with associated landscaping and creation of a domestic curtilage

NEUTRAL but it is hoped that TWBC will ensure that any proposal maintains the heritage nature of the site.

- g. **21/02660/FULL** **Amhurst Hill Farm, Amhurst Bank**
Conversion of a former threshing barn with attached outshots and range to form a residential dwelling; demolition of southwestern outshot and replacement with single storey lean-to extension; demolition of pole barn covered areas to south; conversion of small range to south to form ancillary residential accommodation; associated access and landscaping to form parking areas and domestic curtilage.

NEUTRAL but it is hoped that TWBC will ensure that any proposal maintains the heritage nature of the site.

- h. **21/02859/FULL** **Amhurst Hill Farm, Amhurst Bank**
Conversion of a former oast house to a residential dwelling with reinstatement of roundel roofs and cowls. Associated landscaping and creation of a domestic curtilage.

NEUTRAL but it is hoped that TWBC will ensure that any proposal maintains the heritage nature of the site.

- i. **21/02969/FULL** **7 Ridgeway**
Two-storey front and side extension and new front porch.

NEUTRAL but would like it to be a condition that the surface on the front driveway is permeable.

9. **LATE PLANNING APPLICATIONS.** The following applications were considered, and it was **AGREED** to recommend that the following responses be submitted to TWBC under the Clerk's delegated powers.

a. **21/03021/FULL** **21 Herons Way**

Proposed two-storey side extension.

NEUTRAL but have concerns about access for construction work and also future maintenance; also have concerns about the likelihood of extractor fans / windows impacting on the immediate neighbour.

b. **21/03031/FULL** **137 Hastings Road**

Demolition of existing garage and erection of two-storey side extension of east side of house. Erection of roof to create covered outdoor store area on west side of house.

There had not been enough time for members to consider this application. A site visit would be requested followed by an exchange of views by email and this would be deferred to Full Council for a decision.

c. **21/03088/TPO** **Brickhurst Farm, Romford Road**

Tree: T1 (ASH) Fell.

There is insufficient detail for members to comment. There had been no report carried out by a tree expert. The only details were that the tree would be replaced by an unspecified sapling.

d. **21/02321/FULL** **Bentinck Farm, Romford Road**

Variation of Condition 2 (approved plans) of planning permission 20/03854. The changes involve minor internal alterations, modifications to the position of windows/doors and additional rooflights.

NEUTRAL provided that there is no loss of privacy or overlooking of immediate neighbours.

10. **PLANNING RECOMMENDATIONS.** The following recommendations made throughout the summer recess were sent into TWBC and were noted:

a. **21/02522/FULL** **25/31 High Street**

Demolition of outbuildings to the rear; erection of 2 no. single-storey 1 bed dwellings

OBJECT for the following reasons:

- Proposal is out of proportion and out of keeping with other dwellings in the area and is substantially larger in both height and width
- It is over-development and overcrowding in a Conservation Area
- There is no vehicular access
- No allocated parking which will cause more problems with parking in Penns Yard
- Very little peripheral space
- The alleyway access is also narrow and gets narrower closer to the development site.

- b. **21/02055/FULL** **36 Henwood Green Road**
Demolition of existing buildings and erection of 2 no. detached dwellings and associated car barns.

OBJECT for the following reasons:

- As per the Fire Service objection – there is no turning point for emergency vehicles;
- It would be an over-development of the site;
- Adjacent buildings are all of heritage interest (Baileys Farm Cottages and Farm House including the oast on site) and this development would alter the appearance;
- A two-bedroom annexe would need to be demolished if permission was given to this application;
- A large part of the current garden will be concreted over leaving the main house with a much smaller garden;
- There are no sustainable heating plans in the application;
- The surface water/drainage could be an issue;
- there is potential archaeological interest in the site and the Parish Council would like to ask for an archaeological survey to be carried out;
- Extra traffic existing on to Henwood Green Road.

The Parish Council asked Cllr David Hayward to 'call in' this application.

- c. **21/02290/FULL** **The Meadows, Past Heap Farm,**
21/02292/FULL **Hastings Road**

21/02290/FULL – Change of use for the stationing of up to 10 mobile homes for Gypsy / Traveller occupation as a transit site (Part retrospective)

21/02292/FULL – Erection of 40m x 20m riding arena with associated earthworks (retrospective)

OBJECT to the above-mentioned linked planning applications for the following reasons:

- The proposals are in the MGB and also AONB
- It is outside the limits to built development
- Highways safety issues with egress from / onto the A21. There is no slip road onto the A21 and potentially slow-moving traffic joining the A21 could be extremely hazardous. Being a transient site, they wouldn't know the road
- Sustainability – there are no services in the immediate area
- Sustainability – concerns about the impact on the environment in a rural area. Hastings Road is a narrow small country lane. As this is a transient site, visitors would often be travelling in large vehicles which could cause damage to verges, hedges etc.
- This proposal goes against TWBC policy of expanding existing sites rather than creating new ones
- Visual – the impact of large/high fencing in an open rural area. This is out of keeping for a rural area and will have an impact on the wider setting of the adjacent listed building (Pastheap Farmhouse)
- Were hedgerows removed when installing the fencing? This would have had an impact on the environment and biodiversity
- Concerns about surface water and drainage due to hardstanding
- No information with regard to the disposal of sewage/foul water
- No information of a lighting scheme
- A monitoring process needs to be in place as this is due to be a transient site
- The Department for Communities and Local Government, Planning Policy for Traveller Sites: Policy E – Traveller Sites in Green Belt states:

Inappropriate development is harmful to the Green Belt and should not be approved, except in very special circumstances. Traveller sites (temporary or permanent) in the Green Belt are inappropriate development. Subject to the best interests of the child, personal circumstances and unmet need are unlikely to clearly outweigh harm to the Green Belt and any other harm so as to establish very special circumstances.

Green Belt boundaries should be altered only in exceptional circumstances. If a local planning authority wishes to make an exceptional, limited alteration to the defined Green Belt boundary (which might be to accommodate a site inset within the Green Belt) to meet a specific, identified need for a traveller site, it should do so only through the plan making process and not in response to a planning application. If land is removed from the Green Belt in this way, it should be specifically allocated in the development plan as a traveller site only."

The Parish Council had asked Borough Councillor David Hayward to 'call in' both applications.

- d. **21/02689/FULL** **Cornford Court**
Variation of Condition 22 (Noise Levels) of 17/01151/FULL – Condition to be changed from pre-commencement to pre-above ground. This will allow client to trigger a meaningful start on site and secure the application before it expires in September 2021 while being able to complete design work on the plant simultaneously.

NEUTRAL

- e. **21/02516/FULL** **Western Barn, Bentinck Farm**
Removal of Condition 9 (Contamination) of 20/03854/FULL – We have removed any identified contaminated land under the guidance of a local expert (please see report); the expert has also retested the site to ensure there are no further risks of contaminated land on the site.

NEUTRAL

11. **PLANNING DECISIONS.** The following were noted:

- a. **21/01988/FULL** **59 Herons Way**
Front mono pitched roof dormer to front elevation. Rear dormer and velux roof light installation under permitted development rights.

GRANTED

- b. **21/02296/FULL** **177-187 Hastings Road**
Proposed temporary change of use from agricultural land to car park / service area, together with hard surfacing works associated with use of an existing access to facilitate construction of approved development of 2 additional flats.

GRANTED

- c. **21/02291/FULL** **The Meadows, Past Heap Farm,**
Erection of 2.3m acoustic fencing (retrospective)

REFUSED

12. **LATE PLANNING DECISIONS.** There were none.

13. **HIGHWAYS IMPROVEMENT PLAN.** It had previously been agreed to go ahead with speed surveys which would be carried out by Kent Highway Services and the following locations were agreed:

- Lower Green Road (between the junction with Romford Road and the lower end of the Ridgeway);
- Romford Road (20m past the entrance to Hazeldene House)

- Hastings Road by the Gateway at Bo-Peep.

It was suggested that further speed surveys take place next year when budgets allow.

14. **UPDATE ON HIGHWAYS ENGLAND MEETING HELD AT THE END OF JULY.** Cllrs Brooks and Hall attended the virtual meeting and agreed that this was a good starting point; a further meeting would be held at the end of September.
16. **FOOTPATH MAPS.** A Working Group meeting had been held in August and work on the new footpath maps was ongoing.
17. **RISKS.** There were none.
18. **QUESTIONS FROM COUNCILLORS OR AGENDA ITEMS FOR FUTURE MEETINGS.** Cllr Stratton felt that there should be better liaison with TWBC with regard to response dates for late applications to allow members the time to consider them before the meeting. A system needs to be put in place about requesting an extension of time on larger and controversial late applications. This will be discussed further.
19. **FUTURE MEETINGS.** Members agreed that the next meeting scheduled for 11 October 2021 would be held at the Parish Office. In order to control numbers, residents wishing to attend would need to register in advance. The recommendation was made that Cllr Pearce join the meeting remotely.
20. **NEXT MEETING DATE.** Members noted the following date: **11 October 2021** at **3.00pm** at the Parish Office.

There being no other business, the meeting closed at 4:32pm.

Signed: _____ Date: _____
Chairman